

Section 1: Applicant Identification

1. Applicant's Name: ROBERT MAJER Telephone#: 301-580-7844
 Mailing Address: 38429 HICKORY LANE Fax #: _____
SELBYVILLE, DE 19975 E-mail: _____
2. Consultant's Name: _____ Company Name: _____
 Mailing Address: _____ Telephone#: _____
 _____ Fax #: _____
 _____ E-mail: _____
3. Contractor's Name: JONATHAN STAETHE Company Name: SUSSEX MARINE CONSTRUCTION
 Mailing Address: 32469 FRANKFORD SCHOOL RD Telephone #: 302-436-9680
FRANKFORD, DE 19945 Fax #: _____
 _____ E-mail: SUSSEXMARINE@GMAIL.COM

Section 2: Project Description

4. Check those that apply:
 New Project/addition to existing project? Repair/Replace existing structure? (If checked, must answer #16)

5. Project Purpose (Attach additional sheets as necessary):
REPAIR BY REPLACING EXISTING BULKHEAD. REMOVE OLD 4'X20'
DOCK, AND INSTALL NEW 4'X12' PIER AND NEW 5'X25' PERPENDICULAR
DOCK.

6. Check each Appendix that is enclosed with this application:

<input checked="" type="checkbox"/> A. Boat Docking Facilities	<input checked="" type="checkbox"/> G. Bulkheads	<input type="checkbox"/> N. Preliminary Marina Checklist
<input type="checkbox"/> B. Boat Ramps	<input type="checkbox"/> H. Fill	<input type="checkbox"/> O. Marinas
<input type="checkbox"/> C. Road Crossings	<input type="checkbox"/> I. Rip-Rap	<input type="checkbox"/> P. Stormwater Management
<input type="checkbox"/> D. Channel Modifications/Dams	<input type="checkbox"/> J. Vegetative Stabilization	<input type="checkbox"/> Q. Ponds and Impoundments
<input type="checkbox"/> E. Utility Crossings	<input type="checkbox"/> K. Jetties, Groins, Breakwaters	<input type="checkbox"/> R. Maintenance Dredging
<input type="checkbox"/> F. Intake or Outfall Structures	<input type="checkbox"/> M. Projects in Wetlands	<input type="checkbox"/> S. New Dredging

Section 3: Project Location

7. Project Site Address: 38429 HICKORY LANE County: N.C. Kent Sussex
SELBYVILLE, DE 19975 Site owner name (if different from applicant): _____
 Address of site owner _____

8. Driving directions: RT 1 SOUTH TO RIGHT ON RT 54 IN FENWICK ISL. FOLLOW TO
KEENWIK RD (LIGHT) LEFT ON KEENWIK, RIGHT ON HICKORY LANE. 38429 ON LEFT
 (Attach a location road map with the site indicated on the map). AT END.

9. Tax Parcel Number: 5-33 20.13 23.00 Subdivision Name: KEENWIK ON THE BAY

WSLS Use Only: Permit #s: _____

Type SP SL SU WE WQ LA SA MP WA

Corps Permit: SPGP 18 20 Nationwide Permit #: _____ Individual Permit # _____

Received Date: _____ Project Scientist: _____

Fee Received? Yes No Amt: \$ _____ Receipt #: _____

Public Notice #: _____ Public Notice Dates: ON _____ OFF _____

Section 3: Project Location (Continued)

(ROY CREEK)

10. Name of waterbody at Project Location: BIG ASSAWOMONK BAY waterbody is a Tributary to: ATLANTIC OCEAN

11. Is the waterbody: Tidal Non-tidal

12. Is the project: On public subaqueous lands? On private subaqueous lands?*
 In State regulated wetlands? In federally regulated wetlands?

*If the project is on private subaqueous lands, indicate the name of the subaqueous lands owner:

(Written permission of the private subaqueous lands owner must be included with this application).

13. Present Zoning: Agricultural Residential Commercial Industrial Other

Section 4: Miscellaneous

14. A. List the name and complete mailing address of the immediately adjoining property owners on all sides of the project. (Attach additional sheets as necessary):

<u>MARIA COLETTI</u>	<u>BENJAMIN MOSES</u>
<u>3845 Hickory Lane</u>	<u>38843 CLEVELAND AVE</u>
<u>SEZBYVILLE, DE 19975</u>	<u>SEZBYVILLE, DE 19975</u>
<u>(LOT 24.01)</u>	<u>(LOT 22)</u>

B. For wetlands and marina projects, list the name and complete mailing address of each property owner within a 1000 foot radius of the project. (Attach additional sheets as necessary)

N/A

15. Indicate the names of all representatives from DNREC and the Army Corps of Engineers who you have discussed the project with:

KAYLEE GROCE

A. Have you had a State Jurisdictional Determination performed on the property? Yes No
 B. Has the project been reviewed in a monthly Joint Permit Processing Meeting? Yes No
 If yes, what was the date of the meeting? _____

16. If there is any existing fill or structures in subaqueous lands at the project site, were the structures constructed or fill placed prior to 1969? Yes No If no, provide a copy of any prior and/or current authorization(s) for projects at this site. If a copy is not available, provide the permit or lease number(s) if known.

17. Have you applied for or obtained a federal permit for the project from the Army Corps of Engineers?
 None Pending Issued Denied Date: _____
 Type of permit: _____ Federal Permit or ID #: _____

18. Have you applied for permits from other Sections within DNREC?
 None Pending Issued Denied Date: _____ Permit or ID #: _____
 Type of permit (circle all that apply): Septic Well NPDES Storm Water

Section 5: Signature Page

19. Agent Authorization:

If you elect to complete this agent authorization section, all future correspondence to the Department may be signed by the duly authorized agent. In addition, the agent will become the primary point of contact for all correspondence from the Department.

I do not wish to authorize an agent to act on my behalf.

I wish to authorize an agent as indicated below.

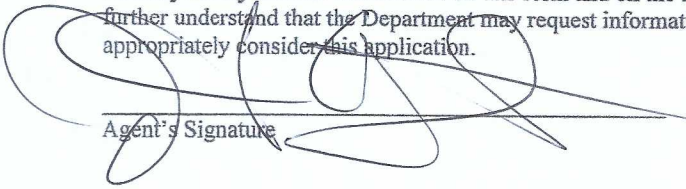
I, Robert Mancer, hereby designate and authorize JONATHAN G. STAEHLE
Name of Applicant Name of Agent

to act on my behalf in the processing of this application and to furnish any information that is requested by the Department.

Authorized Agent's Name: JONATHAN G. STAEHLE
Mailing Address: SUSSEX MARINE CONSTRUCTION Telephone #: 302-436-9680
32469 FRANKFORD SCHOOL ROAD Fax #: 302-436-9680
FRANKFORD, DE 19945 E-mail: sussexmarine@gmail.com

20. Agent Signature

I hereby certify that the information on this form and on the attached plans is true and accurate to the best of my knowledge, I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.


Agent's Signature Date 5/1/24

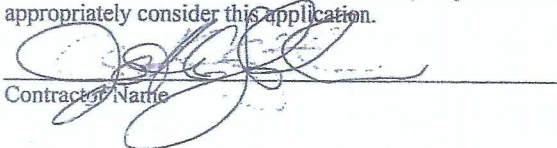
21. Applicant's Signature:

I hereby certify that the information on this form and on the attached plans is true and accurate to the best of my knowledge and that I am required to inform the Department of any changes or updates to the information provided in this application. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application. I grant permission to authorized Department representatives to enter upon the premises for inspection purposes during working hours.

Robert Mancer
Applicant's Signature Date 4/18/2024
Robert Mancer
Print Name

22. Contractor's Signature:

I hereby certify that the information on this form and on the attached plans is true and accurate to the best of my knowledge, and that I am required to inform the Department of any changes or updates to the information provided in this application. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.


Contractor's Name Date 5/1/24

BOAT DOCKING FACILITIES

Any boat docking facility for more than four (4) vessels is considered a marina facility (see definitions and explanations section) and requires the applicant to complete Appendices N and O, and make application to the U. S. Army Corps of Engineers for approval.

Please make sure answers to all of the questions in this appendix correspond with information on the application drawings.

- Briefly describe the project. (Attach additional sheets as necessary.)
Remove EXISTING 4' X 20' DOCK AND INSTALL NEW 4' X 12' PIER, ADD 5' X 25' PERPENDICULAR DOCK.
- Please provide numbers and dimensions as follows:

Structure Type	Number of Support Pilings	Dimensions (Channelward of MHW or OHW)		Dimensions (Channelward of MLW- n/a for non-tidal water)		New, repair or maintain
		Width _____ ft.	Length _____ ft.	Width _____ ft.	Length _____ ft.	
Dock, Pier, Lift, gangway						
PIER	4	4' W	12' L	4' W	12' L	N
DOCK	8	5' W	25' L	5' W	25' L	N
Freestanding Pilings	Number 2					N

Mooring Buoy: How many moorings will be installed? _____
 What will be used for the anchor(s)? N/A
 Anchor/Mooring Block Weight _____
 Anchor Line Scope (Length or Ratio) _____
 Water Depth at Mooring Location _____

- Approximately how wide is the waterway at this project site? 1700+ ft. (measured from MLW to MLW)
 - What will be the mean low water depth at the most channelward end of the mooring facility? 3.5 ft.
 - What type of material(s) will be used for construction of the mooring facility (e.g. salt treated wood, aluminum, fiberglass floats, etc.) Use of creosote-treated wood is prohibited.
 - Circle any of the following items that are proposed over subaqueous lands:
 Fish Cleaning Stations/Benches/Ladders/Water Lines/Satellite/Electric Lines/Handrails/Other (Describe)
- If any of the items are circled above, include their dimensions and location on the application drawings.

7. What will be the distance from the most channelward end of the docking facility to the edge of any natural or man-made channel? 50 ft.

8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings.

TO BE PURCHASED

Make/model _____	length <u>28'</u>	width <u>9'6"</u>	draft <u>2'</u>
Make/model _____	length _____	width _____	draft _____
Make/model _____	length _____	width _____	draft _____
Make/model _____	length _____	width _____	draft _____

9. Please provide a copy of the current state registration or Coast Guard Certificate of Documentation for each motorized vessel listed above.

TO BE PURCHASED

10. Give the number and type of each Marine Sanitation Device (e.g. MSD III, Portable toilet) that will be used on vessels to be docked at the facility. N/A

11. Is there currently a residence on the property? Yes No

12. Do you plan to reach the boat docking facility from your own upland property? Yes No If "No", explain your proposed means of access and provide documentation of easement or documentation authorizing access if you intend to cross someone else's property.

13. Will any portion of the structure be located in privately owned underwater land (such as a pond or lagoon) owned by someone other than the applicant? Yes No.
If yes, written permission of the underwater land owner must be provided with this application.

14. What is the width of the waterfront property frontage adjacent to subaqueous lands? 95 ft.
Will any portion of the structure or any vessel be placed within 10 feet of your neighbor's property line?
 Yes No
If yes, a letter of no objection from the adjacent property owner must be included with this application.

BULKHEADS

Please make sure answers to all of the questions in this appendix correspond to information on the application drawings.

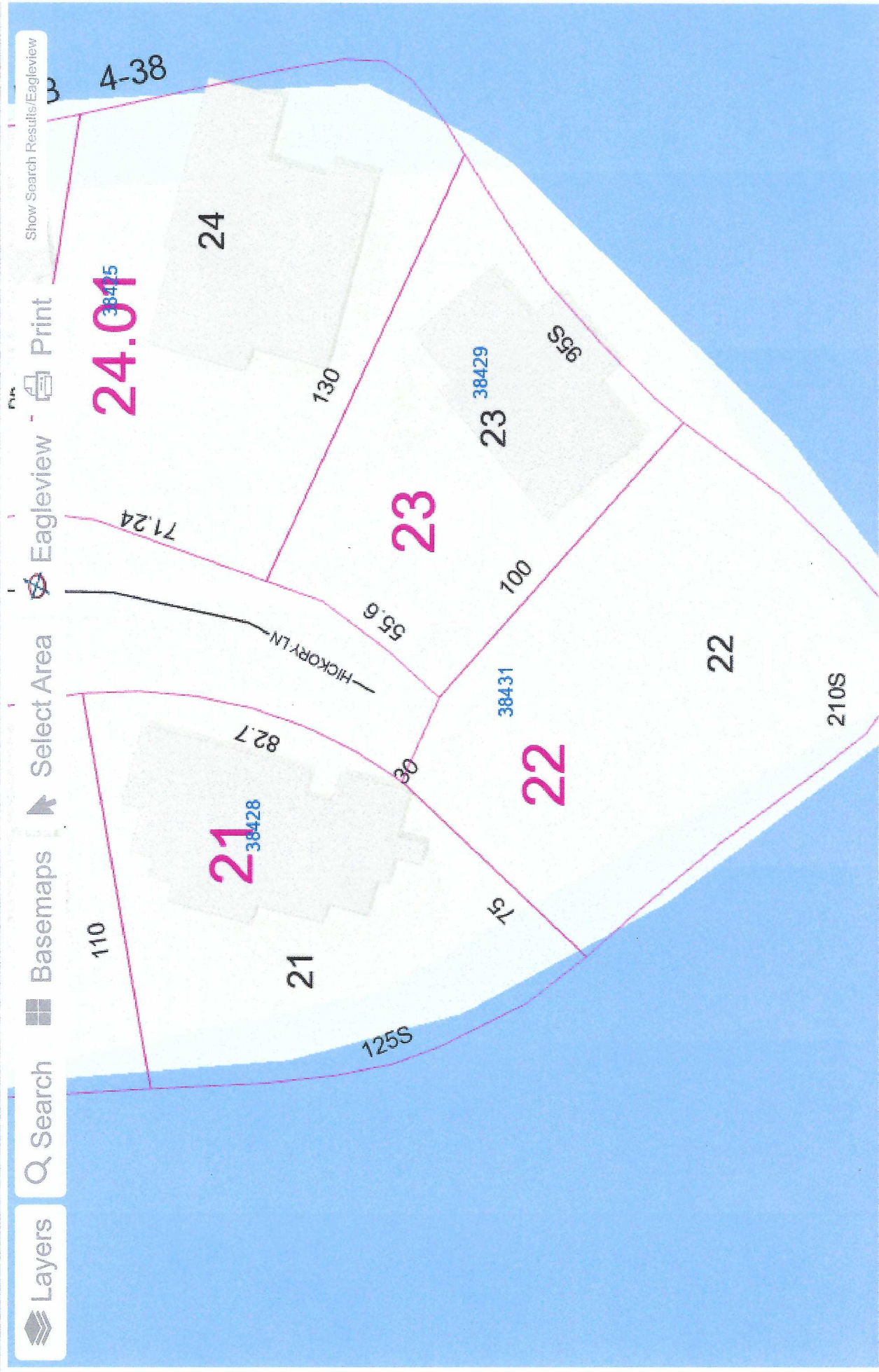
1. Will the project be considered new construction or repair and replacement of an existing and currently serviceable bulkhead?

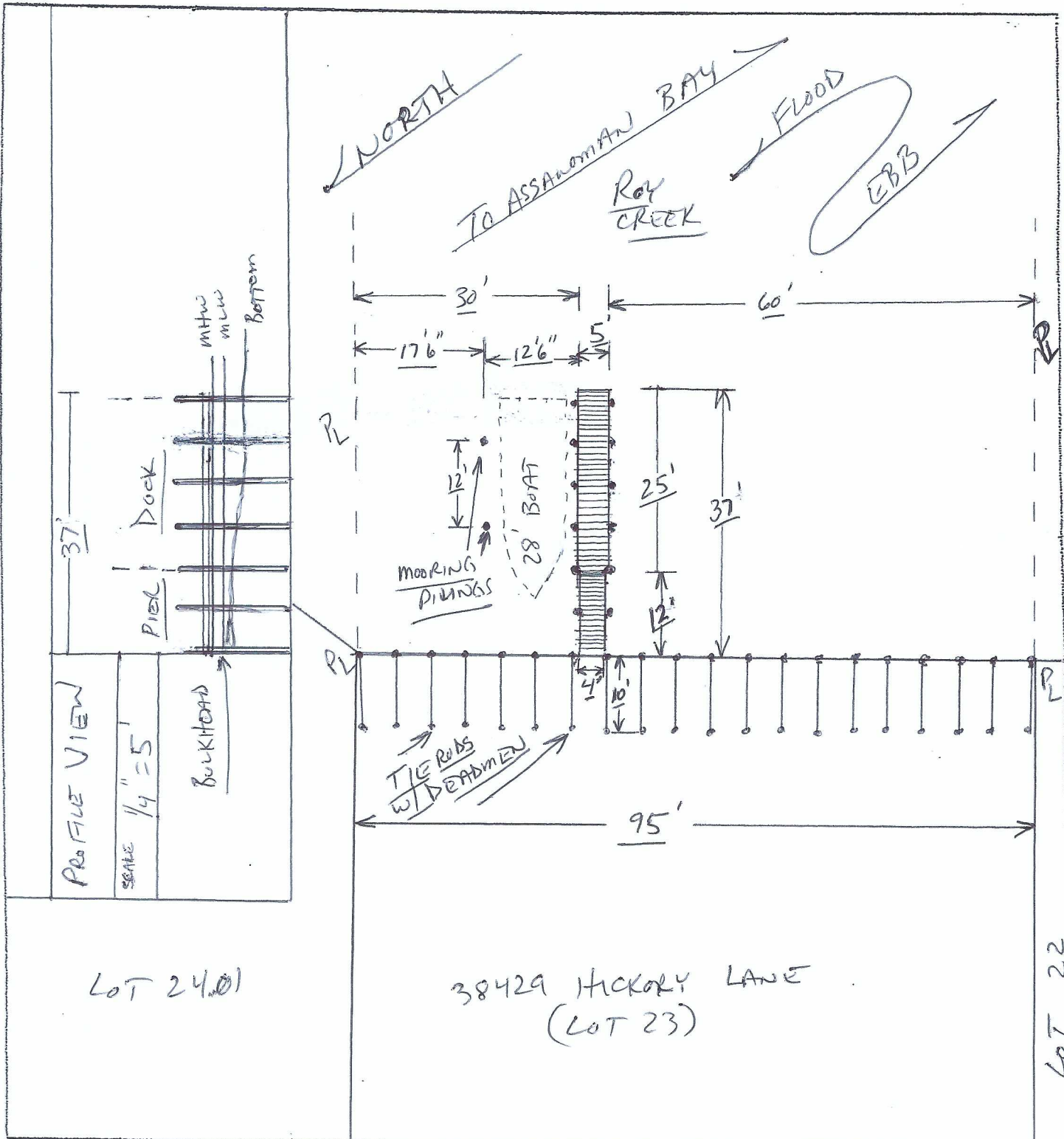
New Construction
 Repair and Replacement

If repair and replacement, attach photos of entire length of project.

1. What is the current condition of the shoreline at the site of the proposed bulkhead?
 CURRENT SHORELINE IS BULKHEADED, AND 75' OF THE 95' TOTAL HAS FALLEN OUT DUE TO BROKEN TIE RODS FROM TWO (2) DIFFERENT STORMS (IN DEC 2023 AND JAN 2024)
2. Please attach an analysis of all alternatives to bulkheading as a shoreline stabilization method for this project. Please examine options using vegetation and/or non-vertical walled structures. Include a justification of need, based on the extent of erosion and the rate of erosion. This application will not be reviewed if this answer is not completed. NO ALTERNATIVES
3. If is this is a repair or replacement,
 Do you intend to step out in front of existing bulkhead? Yes No
 Is the current bulkhead creosote? Yes No
 Will the new bulkhead be placed on or off the applicant's property?
 On Off Please indicate property lines on attached plans as well as MHW/MLW.
4. How many linear feet of shoreline are to be bulkheaded? 95 ft.
5. What will be the overall length of the bulkhead (including return walls)? 95 ft.
6. How many ends of the bulkhead will be tied into existing bulkheads which are in good repair?
 None One Two
7. Will the return walls be protected from out flanking with rip-rap?
 Yes No If your answer is "Yes", complete Appendix I.
8. Will the toe of your bulkhead be protected from undercutting with rip-rap?
 Yes No If your answer is "Yes" complete Appendix I.
9. What type of material(s) will be used for construction of the bulkhead (e.g. reinforced concrete, steel sheet pilings, treated tongue-and-groove timber, etc.)?

10. Will deadmen be utilized Yes _____ No If your answer is "Yes", indicate the type and location on your drawings/ If your answer is "No", explain the method to be used to anchor the bulkhead.
11. Will wooden materials be: Salt Treated _____ Other
12. Will all metal fittings, cables, or tie rods be galvanized? Yes _____ No
13. Will the bulkhead be backfilled? _____ Yes No If your answer is "Yes", complete Appendix H.
14. Will filter cloth be used? Yes _____ No If your answer is "No", explain the method to be used to control seepage of backfill from behind the bulkhead.
15. Have you consulted an engineer or other professional to assure that the design of your bulkhead will be adequate? _____ Yes No If your answer is "Yes", give the name and address of the party consulted.
- Name:
- Address:
- Date:





Lot 24.01

38429 HICKORY LANE
(Lot 23)

Lot 22

HICKORY LANE

Susser Marine Construction
Frankford, IE 19945

95' BULKHEAD REPAIR/REPLACEMENT AND A NEW 4' X 12' PIER AND 5' X 25' PERPENDICULAR DOCK w/ TWO (2) MOORING PILING'S
PROPOSAL FOR ROBERT M AND COL TAX# 5-33 20.13 23.00

DATE	SHEET	SCALE	APPROVED BY	DWG BY
5/2/2024	1 OF 4	1/4" = 5'		JS

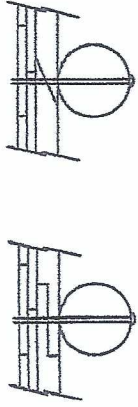
PILING
8"
BUTT

2x10

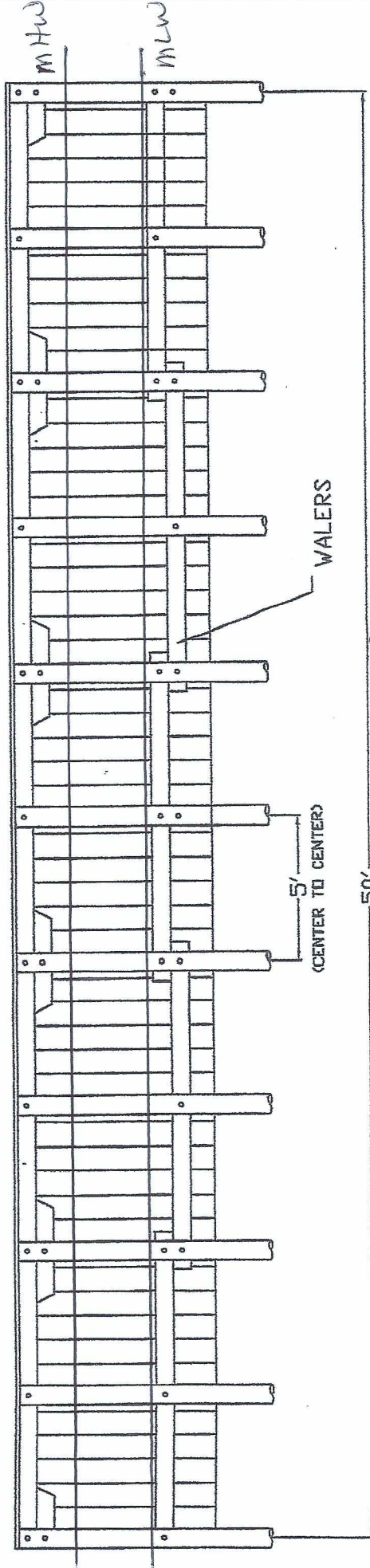
T&G

(SCALED 2x)

SPLICE DETAIL



TYPICAL WALE DETAIL



50'
(SECTION OF 95' BULKHEAD)

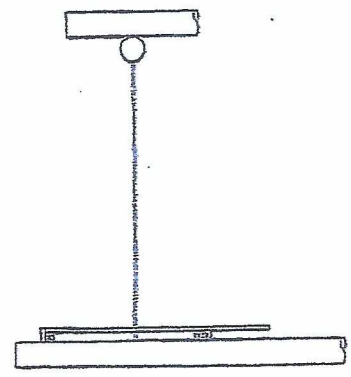
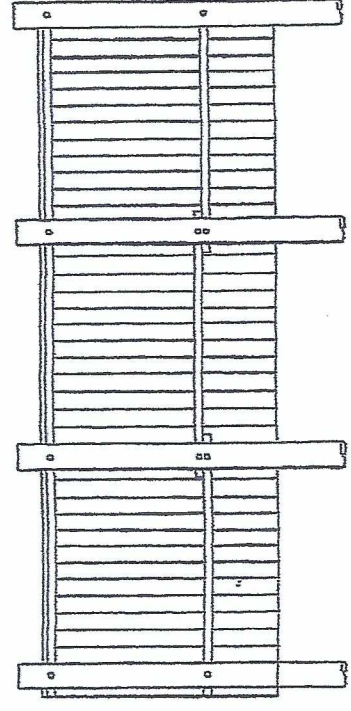
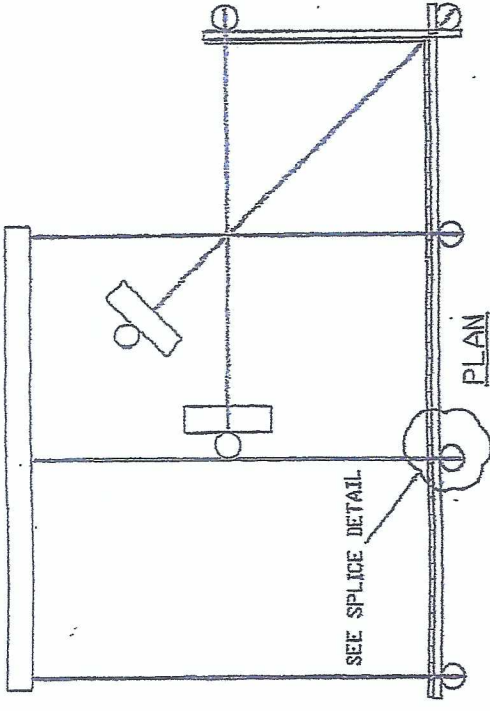
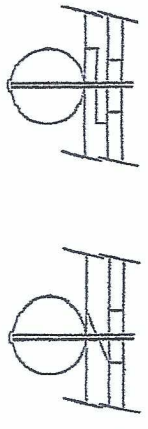
Sussex Marine Construction

Frontford, DE 19945

95' BULKHEAD REPAIR/REPLACEMENT AND A NEW
4'x12' PIER AND 5'x25' PERPENDICULAR DOCK w/ TWO
(2) MOORING PILING'S PROPOSAL FOR ROBERT MARRER.

DATE	5/2/2024	SHEET	4	OF	4	SCALE	1" = 5.2'	APPROVED BY		DWG BY	JS
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SPLICE DETAIL



SUSSEX MARINE CONSTRUCTION

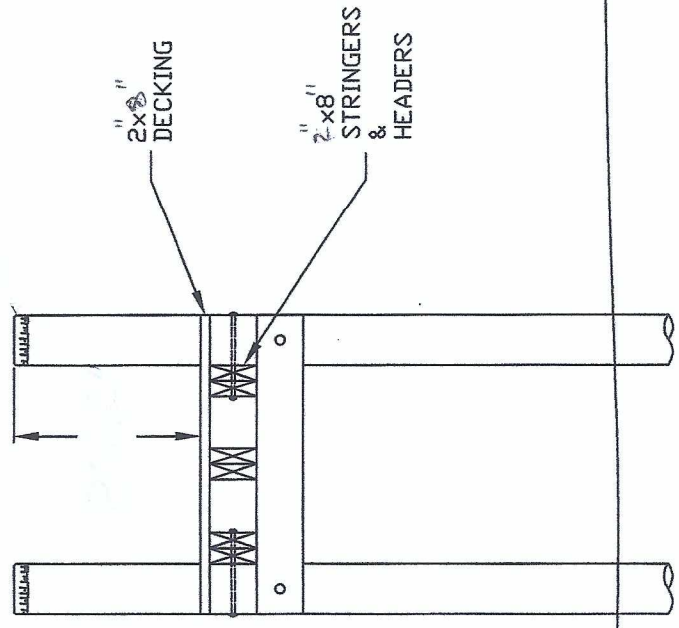
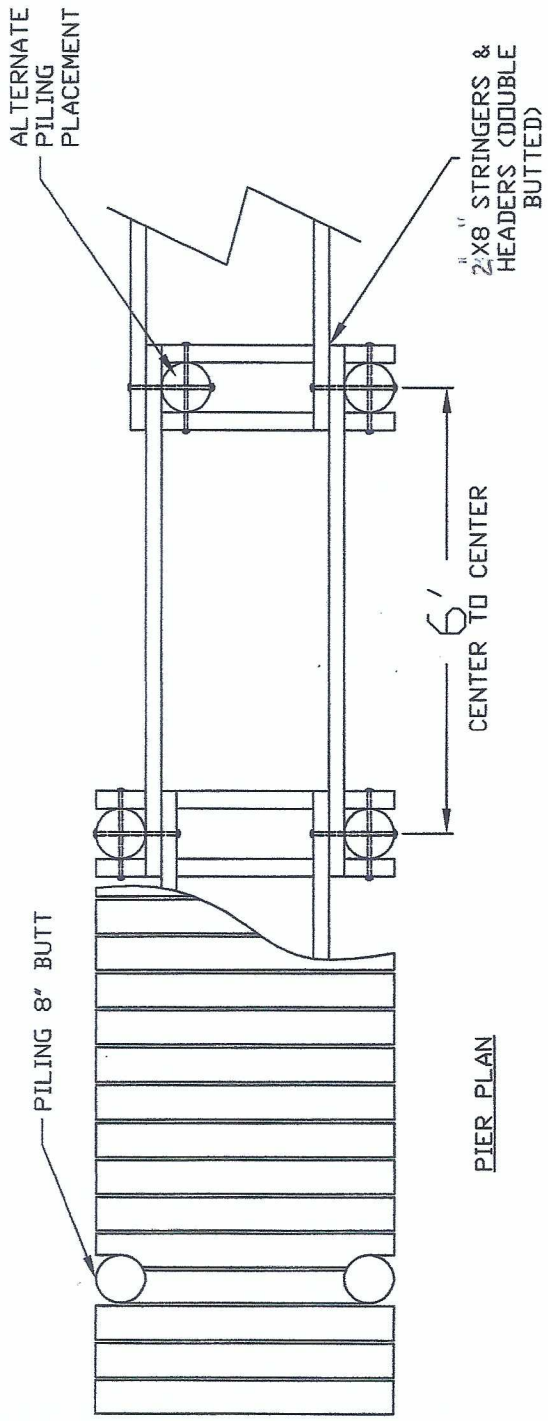
95' BULKHEAD REPAIR/REPLACEMENT AND ANCHOR 4' X 12' PIER
AND 5' X 25' DOCK WITH (2) MOORING PILING 5' P APPOSITE PIER
ROBERT MASON

DATE: 5/2/2024 SHEET 4 OF 4 SCALE: 1/4" = 1'

APPROVED BY

DIVE B

20.13 23.00



Sussex Marine Construction
 Frankford, DE 19945

95' BULKHEAD REPAIR/REPLACEMENT AND A NEW
 4' X 12' PILE AND 5' X 25' BULK W/ TWO (2) MOORING
 PILING'S PROPOSAL FOR ROBERT MANSER

DATE	SHEET	SCALE	APPROVED BY	DWG BY
5/2/2024	4 OF 4	3/8" = 1'	[Signature]	J.S.

No Title or Lien Search Requested or Performed.

Prepared By: Wm. B. Wilgus, Esquire
221 E. duPont Highway
Millsboro, Delaware 19966

Return To: Robert A. Mancer
4530 Woodland Court
White Plains, Maryland 20695 5-33 20.13 23.00

THIS DEED, made this 6th day of August, 2007.

BETWEEN, Robert A. Mancer, with address of 4530 Woodland Court,
White Plains, Maryland 20695, party of the first part,

and

Robert A. Mancer, Trustee of The Cassie C. Mancer
Revocable Trust Dated July 26th, 2007, with address of 4530 Woodland
Court, White Plains, Maryland 20695, party of the second part.

WITNESSETH, That the said party of the first part, for and in
consideration of the sum of One Dollar (\$1.00) lawful money of the
United States of America, and other good and valuable consideration,
the receipt whereof is hereby acknowledged, hereby grants and conveys
unto the said party of the second part, his Successors and Assigns,

ALL That Certain Lot, piece or parcel of land, with all improvements
thereon, situate, lying and being in Baltimore Hundred, Sussex County,
State of Delaware, and being known and designated as Lot 23 as shown on a
plot of lots known as Keen-Wik Subdivision No. 4 and Re-Subdivision of a
portion of Subdivision No. 3, said plot being of record in the Office of
the Recorder of Deeds in and for Sussex County, Delaware, in Plot Book
No. 4, page 38. The lot herein conveyed fronts on the Southeasterly side
of Hickory Lane and extends in a Southeasterly direction to a lagoon and
is known as 23 Hickory Lane, Keen-Wik.

BEING the same lands conveyed unto Lucille B. Boggan by Deed of
Robert Anthony Mancer dated June 17th, 2005, and now of record in the
Office of the Recorder of Deeds, aforesaid, in Deed Book 3161, page 312.

THE said Lucille B. Boggan departed this life, testate, on
December 22nd, 2006, devising the said lands unto Robert A. Mancer. A
copy of the Last Will and Testament is now of record in the Office of
the Register of Wills in and for Sussex County, Delaware, in Will Book
488, page 69.

SD
K5



4385

Prep by
Ret to
STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES &
ENVIRONMENTAL CONTROL
DIVISION OF WATER
88 KINGS HIGHWAY
DOVER, DELAWARE 19901

WETLANDS & SUBAQUEOUS
LANDS SECTION

TELEPHONE: (302) 739-6943
FACSIMILE: (302) 739-6904

Subaqueous Lands Lease No.: SL-420/14
Renewal of Subaqueous Lands Lease No: SL-062/01
Previous Permit #'s: SL-1108/85
Date of Issuance: 11/25/2015
Amended Date:
Tax Parcel No.: 533-20.13-23.00

BK = 4362 PG = 153

Robert Mancer
4530 Woodland Court
Pomfret, MD 20675

Unofficial Copy

**SUBAQUEOUS LANDS LEASE
GRANTED TO ROBERT MANCER TO UTILIZE THE FOLLOWING STRUCTURES IN THE
ASSAWOMAN BAY AT 38429 HICKORY LANE, KEENWICK ON THE BAY, SELBYVILLE,
SUSSEX COUNTY, DELAWARE:**

- One (1) 4 foot wide by 20 foot long dock

Pursuant to the provisions of 7 Del. C. 7205, and the Department's Regulations Governing the Use of Subaqueous Lands, permission is hereby granted on this 25th day of November A.D. 2015, to utilize the above-referenced structures in accordance with the approved plans (1 sheet), as approved on July 12, 2001 and the application for Lease renewal and Lease transfer dated December 9, 2014 and received by this Division on December 11, 2014.

WHEREAS, the State of Delaware is the owner of ungranted subaqueous lands lying beneath the waters of the Assawoman Bay; and

WHEREAS, Robert Mancer, owner of certain adjoining lands to the Assawoman Bay has applied for an official Lease renewal and Lease transfer;

WHEREAS, pursuant to the provisions of 7 Del. C. 7203, the Secretary of the Department of Natural Resources and Environmental Control through his duly authorized representative finds that it is not contrary to the public interest if this project is approved subject to the terms and conditions herein set forth.

ST

Delaware's good nature depends on you!

CR